

CHAPTER 17.230 INDUSTRIAL ZONING DISTRICTS

Sections:

- 17.230.005 - Purpose
- 17.230.010 - Industrial Zoning District Land Uses and Permit Requirements
- 17.230.015 - Industrial Zoning District Development Standards

17.230.005 Purpose

This Chapter provides development and land use regulations for the industrial zoning districts established by Section 17.200.010. The purposes of the individual industrial zoning districts and the manner in which they are applied are as follows.

- A. **M1 (Light Industrial) District.** The M1 zoning district provides areas for low-intensity and low-impact industrial, manufacturing, and related uses. Typical uses include research and development facilities and laboratories, small-scale warehouses, and light manufacturing. The M1 zoning district is consistent with the Industrial land use designation of the General Plan.
- B. **M2 (Medium Industrial) District.** The M2 zoning district provides areas suitable for a broad range of manufacturing businesses, wholesaling businesses, and limited warehousing and distribution facilities. The M2 zoning district is consistent with the Industrial land use designation of the General Plan.

17.230.010 Industrial Zoning District Land Uses and Permit Requirements

- A. **General Requirements.** Table 2-6 identifies the uses of land permitted by this Title in each industrial zoning district, and the land use permit required to establish each use, in compliance with Section 17.200.020.B, *Zoning District Regulations*.

Note: Where the last column in the tables ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Table 2-6
Permitted Uses and Permit Requirements
For Industrial Zoning Districts

Land Use ¹	Permit Requirements by District			See Specific Use Regulations
	CM ²	M1	M2	
Industry, Manufacturing, & Processing				
Catering (for off-site consumption)	P	P	P	
Cleaning and dyeing plants	–	P	P	
Food manufacturing	–	CUP ⁷	CUP ⁷	Section 17.400.060
Hazardous waste facilities, off-site	–	–	CUP	Section 17.400.105
Laundry facilities, commercial – carpet and upholstery	P	P	P	
Lumber yards	–	P	P	
Machine shop	–	P	P	
Manufacturing, assembly, welding, and/or fabrication: ³				
<i>Ceramics</i>	P	P	P	
<i>Concrete/cement</i>	P	P	P	
<i>Electronics</i>	P	P	P	
<i>Garments</i>	P	P	P	
<i>Glass studio</i>	–	P	P	
<i>Light sheet metal</i>	P	P	P	
<i>Musical instruments</i>	P	P	P	
<i>Signs</i>	P	P	P	
<i>Windows and doors</i>	P	P	P	
<i>Woodworking</i>	P	P	P	
Media production – soundstages	–	P	P	
Packing plant for whole agricultural products	–	–	P	
Printing – commercial and wholesale	P	P	P	
Research and development (R&D)	CUP	P	P	
Self Storage	CUP	P	P	Section 17.400.140
Warehousing and distribution facilities	P	P	P	
Wholesale sales	P	P	P	
Recreation, Education, & Public Assembly				
Broadcast facilities for radio and television	P	P	P	
Clubs, lodges, and fraternal organizations	P	–	–	
Commercial entertainment and recreation:				
<i>Amusement center</i>	CUP	–	–	
<i>Entertainment – in conjunction with eating & drinking establishments</i>	CUP	–	–	Section 17.400.055
<i>Indoor amusement/entertainment facilities:</i>				
Bowling alley	P	–	–	
Ice skating	CUP	–	–	
Pool and/or billiard rooms	CUP	–	–	
<i>Limited Entertainment – in conjunction with eating & drinking establishments</i>	AUP	–	–	Section 17.400.055
Other defined indoor amusement/entertainment facilities	CUP	–	–	
<i>Outdoor commercial recreation</i>	CUP	–	–	
<i>Theaters</i>	CUP	–	–	
Health/fitness facilities	CUP	–	–	
Public recreational and cultural facilities	P	P	P	
Private schools	CUP	–	–	
Religious places of worship	CUP	CUP	CUP	
Studios – art, dance, music, photography, etc.	CUP	CUP	CUP	
Tutoring Centers	P	–	–	
Vocational and trade schools	P	–	–	

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	CM ²	M1	M2	
Residential				
Caretaker facility – incidental to self-storage	AUP	AUP	AUP	
Emergency Shelter	CUP	–	–	
Mobile-home Park – minimum 10 acres	CUP	CUP	CUP	
Senior housing	CUP	CUP	CUP	Section 17.400.085
Retail				
Alcohol sales:				
<i>For off-site consumption</i>	CUP	CUP	CUP	
<i>For on-site consumption</i>	CUP	CUP	CUP	
Animal sales and services:				
<i>Pet shop</i>	P	–	–	
Antique store	P	–	–	
Art/photography stores and galleries	P	–	–	
Bakery – retail	P	–	–	
Boat sales – new and used	CUP	P	P	
Building material stores – raw materials	–	P	P	
Drive-in and drive-through facilities	P	–	–	Section 17.400.050
Drug stores and pharmacies	P	–	–	
Eating and drinking establishments:				
<i>Café, coffee house, tea house</i>	CUP	–	–	Section 17.400.030
<i>Restaurant</i>	P	AUP	AUP	
Equipment sales and rentals – excluding vehicle	P	P	P	
Food and beverage sales:				
<i>Convenience stores</i>	P	CUP	CUP	
<i>Grocery stores</i>	P	P	P	Section 17.400.065
<i>Liquor stores</i>	CUP	CUP	CUP	
<i>Specialty stores</i>	P	P	P	
Food-service cart – incidental to host use	CUP	–	–	Section 17.400.070
Furniture sales – finished or unfinished	P	–	–	
General retail stores	P	CUP	CUP	
Home improvement stores – sales and service	P	P	P	
Mobile-home sales	CUP	–	–	
Outdoor storage	CUP	CUP	CUP	
Plant nurseries (retail) and garden supply stores	P	–	–	
Second-hand stores	CUP	–	–	
Shopping center	P	–	–	
Swap meet ⁵	CUP	–	–	
Vehicle sales, including automobiles and motorcycles:				
<i>New vehicles, retail⁴</i>	P	–	–	
<i>Used vehicles</i>	CUP	–	–	
<i>Vehicle parts sales – no installation and/or servicing</i>	P	–	–	
<i>Vehicle parts sales – with installation and/or servicing</i>	CUP	–	–	
<i>Recreational vehicle sales</i>	CUP	–	–	
<i>Wholesale vehicle dealer</i>	CUP	–	–	
Warehouse retail stores	P	–	–	

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	<i>CM²</i>	<i>M1</i>	<i>M2</i>	
Service				
Acupressure	CUP	–	–	
Acupuncture	P	–	–	
Adult uses	CUP	–	–	Section 17.400.015
Animal sales and services:				
<i>Animal boarding and kennels</i>	CUP	CUP	CUP	Section 17.400.025
<i>Pet day care and grooming</i>	CUP	–	–	Section 17.400.025
<i>Veterinary clinics and animal hospitals</i>	CUP	CUP	CUP	Section 17.400.025
Astrology and fortunetelling establishments	P	–	–	
Automated-teller machines (ATMs)	P	P	P	
Banks and financial institutions	P	–	–	
Business and consumer support services	P	P	P	
Check-cashing business	CUP	CUP	CUP	
Construction contractors	–	P	P	
Hotels and motels ⁶	CUP	–	–	
Massage establishments	CUP	–	–	Section 17.400.095
Medical services:				
<i>Ambulance services (more than 500 feet from residentially zoned parcel)</i>	AUP	AUP	AUP	
<i>Ambulance services (within 500 feet of residentially zoned parcel)</i>	CUP	CUP	CUP	
<i>Clinics</i>	CUP	CUP	CUP	
<i>Labs</i>	P	CUP	CUP	
<i>Hospitals</i>	CUP	CUP	CUP	
<i>Offices (medical or dental)</i>	P	–	–	
Offices:				
<i>Administrative/business</i>	P	–	–	
<i>Government</i>	P	–	–	
<i>Production</i>	P	–	–	
<i>Professional</i>	P	–	–	
Offices for wholesale businesses	P	–	–	Section 17.400.100
Personal services:				
<i>Barber</i>	P	–	–	
<i>Dry cleaning – pick-up/drop-off only</i>	P	–	–	
<i>Dry cleaning – with cleaning facilities</i>	P	–	–	
<i>Hair/nail salon</i>	P	–	–	
<i>Laundromat</i>	P	–	–	
<i>Mail-box services</i>	P	–	–	
<i>Shoe repair and service</i>	P	–	–	
<i>Tailoring</i>	P	–	–	
Public safety facilities	CUP	CUP	CUP	
Public utility facilities	CUP	CUP	CUP	
Reflexology	P	–	–	
Service stations	CUP	CUP	CUP	Section 17.400.145
Vehicle services:				
<i>Accessories installation</i>	CUP	P	P	
<i>Auto body repair</i>	-	P	P	Section 17.400.170

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	<i>CM²</i>	<i>M1</i>	<i>M2</i>	
<i>Automobile broker – office only and no vehicle display</i>	P	–	–	
<i>Car wash, full service</i>	CUP	–	–	
<i>Car wash, self service</i>	CUP	–	–	
<i>Maintenance/repair – excluding auto body repair</i>	CUP	P	P	Section 17.400.170
<i>Recreational vehicle storage facility</i>	CUP	CUP	CUP	Section 17.320.030.J
<i>Towing, no storage</i>	–	–	CUP	
Transportation and communications				
Bus depot	CUP	–	–	
Parcel delivery terminal	CUP	P	P	
Taxi dispatch yards	–	CUP	CUP	
Tow yard (no storage permitted)	–	–	CUP	
Wireless communication facilities – screened and/or co-located	P	P	P	Section 17.400.175
Wireless communications facilities – unscreened and/or not co-located	CUP	CUP	CUP	Section 17.400.175

P = Permitted Use; AUP = Administrative Use Permit Required; CUP = Conditional Use Permit Required; – = Prohibited Use

Notes: Uses not specified above, but which are found by the Director to be consistent with the intent and purpose of this article, and are compatible with and no more objectionable to the public welfare than the uses listed above, are permitted with the approval of a Level I Development Review as outlined in Chapter 17.520. The determination by the Director shall be made in accordance with the provisions outlined in Section 17.500.010, *Authority for Land Use and Zoning Decisions*. Upon a Level I Development Review being granted, the Director shall determine the general permit requirement (P, AUP, or CUP) for the proposed land use.

¹ See Article 7 for definitions of the land uses listed.

² Uses permitted in the CM zoning district shall be as follows:

- a. Uses permitted in the C2 zoning district, subject to the restrictions provided in the above table and providing the property is developed as a planned, unified shopping center.
- b. Uses permitted in the M1 zoning district, provided that if any portion of the property is developed for commercial uses not permitted by the M1 zoning district, compatibility of commercial and industrial uses shall be determined by development review as provided elsewhere in this Title.
- c. Tables 2-4 and 2-6 provide a listing of permitted, conditionally permitted, and prohibited uses for the CM zone district.

³ The use of a blast furnace, incinerator, or similar industrial process is prohibited.

⁴ The sale of used vehicles and auto repair/servicing are permitted as incidental uses to the primary sale of new vehicles.

⁵ Limited to indoor sales only.

⁶ All conditional use permits for hotels and motels shall require city council review and approval, following a public hearing review and recommendation by the planning commission.

⁷ CUP required only if the use is within 500 feet of any parcel zoned for residential uses, or parcels containing residential uses within a mixed use development measured from the external boundaries of the site. Otherwise, the use is permitted by right but subject to the regulations in Section 17.400.060